

ZONING AND ADJUSTMENT BOARD

January 21, 2003

The Zoning and Adjustment Board of Sumter County, Florida convened on Tuesday, January 21, 2003 at 6:30 P.M. with the following members present: Larry Story, Chairman, Dossie Singleton, Jack Bratton, Rusty Mask, Richard Bradley, Todd Brown, Lamar Parker, Dale Nichols and Doug Childers, Jr.. Evan Merritt, Mark Caruthers and Frank Topping were absent. Terry Neal, Board Attorney, was present. Roberta Rogers, Director of Planning & Development, and Aimee Webb, Board Secretary, were also present.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Bratton made a motion to approve the minutes from the ZAB Meeting on January 6, 2003. Mr. Parker seconded the motion and the motion carried.

Mr. Story presented the Proof of Publication.

ZP2003-3

Claude Graham

Ted Graham, representative for the applicant, was present and requesting a rezoning on 12.5 acres MOL from A5 and RR1 to RR1C for the purpose of lineal transfers. There were seven notices sent. Of the seven notices sent, none were received in favor and none in objection. There were concerns from the audience as to what a lineal transfer was and what type of residences would be placed on the property. Mr. Ted Graham stated their plans were to build conventional houses. There were no further questions or discussion from the Board. Mr. Nichols made a motion to recommend approval to rezone 12.50 acres MOL from A5 and RR1 to RR1C to the Board of Sumter County Commissioners based on the information provided in the staff report and provided the deeds were recorded for the lineal transfers. Mr. Bradley seconded the motion and the motion carried. (Deeds were recorded on 1-22-03).

ZP2003-5

Wanda Motz

Wanda Motz and Jeffrey Motz, her husband, were present and requesting a Special Use Permit for a foster care facility for a maximum of seventeen children. There were nine notices sent. Of the nine notices sent, three were received in favor and none in objection. There were no objections from the audience. Mrs. Motz stated they would like to help the children in need and construct an addition to their existing residence for the additional children. Mrs. Motz stated the Department of Children and Family Services regulates the square footage required per child and that they would have no more than three children per bedroom. The Board requested written documentation or a representative from DCF to prove the necessity of a foster home. There were no further questions or discussion from the Board. Mr. Nichols made a motion to table the case until the February 3, 2003 meeting to allow the applicant time to receive documentation

from DCF or have a representative from DCF available at the next meeting. Mr. Bradley seconded the motion and the motion carried.

ZP2003-4

Jorge & Nydia Camacho

Jorge and Nydia Camacho were present and requesting a renewal for a Temporary Use Permit for one year to allow a RV as a temporary residence while the permanent residence is being constructed. There were four notices sent. Of the four notices sent, one was received in favor and none were received in objection. There were no further questions or discussion from the Board. Mr. Nichols made a motion to approve the request to renew the Temporary Use Permit for one year based on the information provided in the staff report. Mr. Parker seconded the motion and the motion passed.

03DRI-1/Tri-County Villages, DRI

Jack Sullivan, representative for the applicant, was present and requesting a Future Land Use Amendment from Agricultural to Mixed Use on 4.1 acres MOL and expand the Urban Development Area to encompass the subject property. There were no objections from the audience. Mr. Sullivan stated the reason for the request was due to existing commercial acreage being utilized in the re-alignment of CR 101. There were no further questions or discussion from the Board. Mr. Nichols made a motion to recommend approval of the Future Land Use Amendment and expand the Urban Development Area to encompass the subject property. Mr. Parker seconded the motion and the motion carried.

Public Forum

Mrs. Rogers presented the Board with a proposed ordinance to the Sumter County Land Development Code Chapter 13 to add definitions for a parking lot, staging area, and parking garage. The proposed amendment was to also include the operation of a staging area be allowed as a Special Use in the CL zoning designation. The Board discussed some changes they felt needed to be addressed regarding the owner of the property maintaining control of the site at all times and parking be limited to a designated business. Mr. Nichols made a motion to recommend approval of the proposed ordinance to the Board of County Commissioners provided the discussed changes were added. Mr. Bradley seconded the motion and the motion carried.

Mr. Parker made a motion to adjourn the meeting. Mr. Bradley seconded the motion and the motion carried.

The meeting adjourned at 7:15 p.m.

Larry Story, Chairman
Zoning & Adjustment Board